



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

33 ORCHARD COURT

TENBURY WELLS, WORCESTERSHIRE, WR15 8EZ

GUIDE PRICE
£135,000



A RETIREMENT BUNGALOW IN A PRIME POSITION ON A POPULAR DEVELOPMENT WHICH BENEFITS FROM A WARDEN SERVICE, RESIDENT FACILITIES AND AN ALARM SYSTEM CONVENIENTLY SITUATED WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE. EPC RATING C.

- KITCHEN • SPACIOUS LIVING ROOM
- TWO BEDROOMS • SHOWER ROOM • EASY CARE GARDEN

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.4 mile, Leominster – 10 miles, Bromyard – 10 miles, Ludlow – 10 miles, Kidderminster – 19 miles, Worcester – 22 miles, Hereford – 24 miles, M5 J6 – 24 miles.

DIRECTIONS

From Teme Street head south-west along the A4112 in the direction of Leominster. In Cross Street turn right onto Berrington Road and proceed past the Police Station, taking the second right hand turn into Orchard Court.

SITUATION

33 Orchard Court is pleasantly situated on the edge of the development overlooking part of the communal gardens in the purpose built and highly popular retirement only development. Orchard Court is within level walking distance of the town centre which offers many facilities including a range of shops and services, a library, doctors' surgery, cottage hospital, swimming pool, cinema and a range of clubs and societies.

DESCRIPTION

33 Orchard Court is a mid-terraced bungalow constructed circa 1986 of brick elevations under a tiled roof. The property offers comfortable and secure accommodation and benefits from gas fired central heating with a modern Worcester combi boiler, a combination alarm system connected to the site warden's office and a front entrance secure coded key holder. 33 Orchard Court has been upgraded and benefits from replacement kitchen and shower room suites, and UPVC double glazing.

Orchard Court benefits from a permanent warden service, large communal gardens, a residents' laundry room and a popular residents' meeting lounge where a variety of regular functions are held. Orchard Court also offers visitor facilities including a guest bedroom and bathroom, and visitor parking.

ACCOMMODATION

An opening from the entrance porch leads into a spacious living room with an electric fire with a decorative surround. The kitchen is located off the living room and has a range of white laminate base and wall units incorporating a stainless steel sink and drainer, an integral Belling electric oven and Hotpoint ceramic hob with an extractor hood over, space for a fridge/freezer, plumbing for a washing machine, and a larder cupboard with shelving. The inner hall has an airing cupboard housing the Worcester combi boiler and with shelving, and leads to the shower room which has a shower in a corner cubicle, a pedestal basin and wc, a spacious double bedroom with fitted wardrobes, and to a single bedroom/study/dining room with a partially glazed door to the rear garden.

OUTSIDE

To the front there are flower and shrub borders and a concealed bin store. To the rear of the property there is an easy care garden with a patio area, flower borders, a timber garden shed and a maintained lawn.

TENURE

Leasehold – 60 years.
Minimum Age – 60 years.

SERVICES

Mains water, drainage, electricity and gas are connected.
Gas fired central heating.

LOCAL AUTHORITY

Malvern Hills District Council – Tel: 01684 862151
Council Tax Band B

SERVICE CHARGE

There is a service charge to cover warden service, residents' facilities, the alarm system, maintenance of the communal areas, lighting, painting exteriors, window cleaning and insurance – further details can be obtained from the Agents.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale. All other items will be excluded.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C – Full details available upon request.

VIEWING

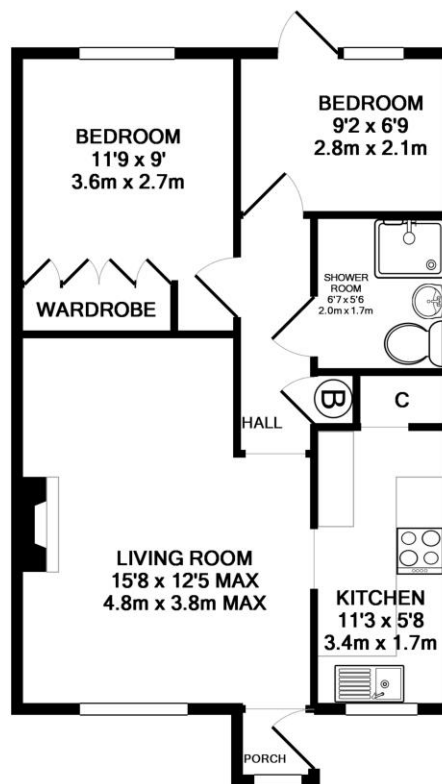
By prior appointment with the Agent: -
Nick Champion – Tel: 01584 810555

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Photographs taken on 4th July 2019

Particulars prepared July 2019



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.